033.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,400 / 822,400
					USE VALUE:	822,400 / 822,400
					ASSESSED:	822,400 / 822,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERSON JULIE LEAH
Owner 2:	
Owner 3:	
Street 1:	33 SILK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JEFFERSON KATHLEEN A -
Owner 2:	-
Street 1:	33 SILK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,389 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1950, having primarily Vinyl Exterior and 2353 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4389.000	469,300		353,100	822,400
Total Card	0.101	469,300		353,100	822,400
Total Parcel	0.101	469,300		353,100	822,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.50 | /Parcel: 349.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 22772
GIS Ref:
GIS Ref:
Insp Date: 11/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	469,400	0	4,389.	353,100	822,500	822,500	Year End Roll	12/18/2019
2019	104	FV	362,600	0	4,389.	320,000	682,600	682,600	Year End Roll	1/3/2019
2018	104	FV	362,600	0	4,389.	303,400	666,000	666,000	Year End Roll	12/20/2017
2017	104	FV	340,300	0	4,389.	264,800	605,100	605,100	Year End Roll	1/3/2017
2016	104	FV	340,300	0	4,389.	226,200	566,500	566,500	Year End	1/4/2016
2015	104	FV	303,600	0	4,389.	209,600	513,200	513,200	Year End Roll	12/11/2014
2014	104	FV	303,600	0	4,389.	173,800	477,400	477,400	Year End Roll	12/16/2013
2013	104	FV	315,800	0	4,389.	165,500	481,300	481,300		12/13/2012

!2716!

PRINT

Date	Time
12/10/20	18:04:28

LAST REV

Date	Time
04/02/19	14:33:35

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2716

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JEFFERSON KATHL	1248-176		2/28/2002		445,000	No	No		
JEFFERSON WILLI	426-73		7/12/2001	Family		No	No		
	426-73		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	22772
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/21/2016	1548	New Wind	12,392	C				
11/25/2014	1610	New Wind	4,600					Install 9 replacem
4/10/2002	246	Porch	7,682	C				REPLACE REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
2/14/2009	Meas/Inspect	197	PATRIOT
5/25/2002	MLS	HC	Helen Chinal
2/17/2000	Meas/Inspect	264	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4389		Sq. Ft.	Site		0	64.	1.26	3									353,069						353,100	

Total AC/HA: 0.10076 | Total SF/SM: 4389 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 353,069 | Spl Credit | Total: 353,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10691905
Const Adj.:	0.98000199
Adj $ / SQ:	184.413
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637638
Depreciation:	168336
Depreciated Total:	469301

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

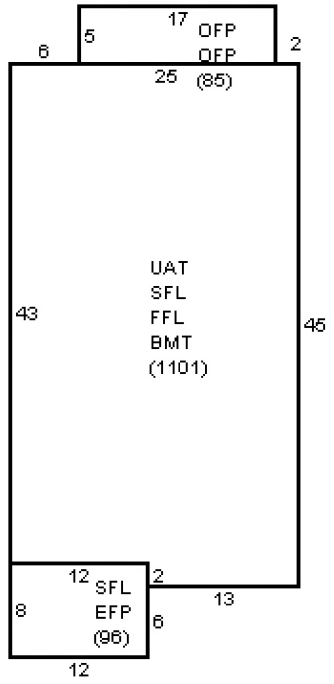
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.41
Special Features:	0	Val/Su Net:	119.11
Final Total:	469300	Val/Su SzAd	204.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,197	184.410	220,742
BMT	Basement	1,101	55.320	60,912
FFL	First Floor	1,101	184.410	203,039
UAT	Upper Attic	275	84.830	23,349
OFP	Open Porch	170	25.680	4,366
EFP	Enclos Porch	96	54.470	5,229

Net Sketched Area:	3,940	Total:	517,637
Size Ad	2298	Gross Are	4766	FinArea	2353
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	